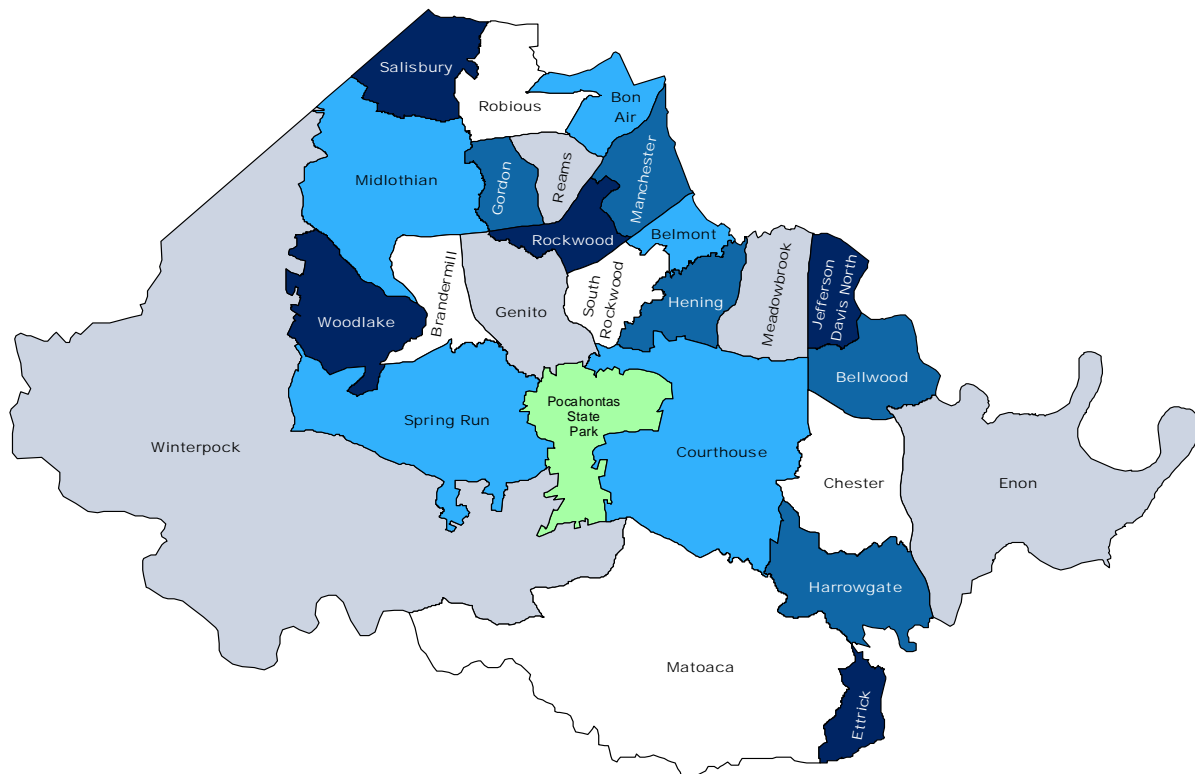




CHESTERFIELD COUNTY PLANNING DEPARTMENT

2005 CHESTERFIELD COUNTY COMMUNITIES REPORT



Providing a FIRST CHOICE community through excellence in public service

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Report Highlights and Key Findings

POPULATION GROWTH

- From 2000 to 2005, the county added an average of 6,480 persons per year.
- From 2006 through 2011, population could increase by an estimated 6,800 persons per year.

HOUSING GROWTH

- The number of single-family houses grew by about 2,480 units in 2004. This rate of growth was about three percent higher than in 2003.
- The number of multifamily (apartments, condominiums and town-houses) housing units grew by about 1,180 units in 2004.

GROWTH POTENTIAL

- There is development potential for about 105,300 new housing units. About 40,800 units could be built on vacant land already zoned for residential use. This would equal a 11-year supply of land for new houses, based on current development rates.
- There are over 9,500 vacant recorded subdivision lots, and 4,320 tentatively approved subdivision lots.

HOUSING CONDITIONS

- Eighty-two percent of housing in the county is single-family. Sixteen percent is multifamily. Two percent is comprised of mobile homes.
- Eighty-nine percent of single-family housing is owner occupied. Eleven percent is renter occupied. Countywide rental occupancy rates for single-family houses have increased by about one percent since 2000.

HOUSING VALUES

- The median sales price of single-family houses during 2004 was \$180,000, or \$18,000 higher than the year before.
- Single-family residential assessments increased an average of about five percent per year from 2000 to 2004.

PUBLIC SAFETY

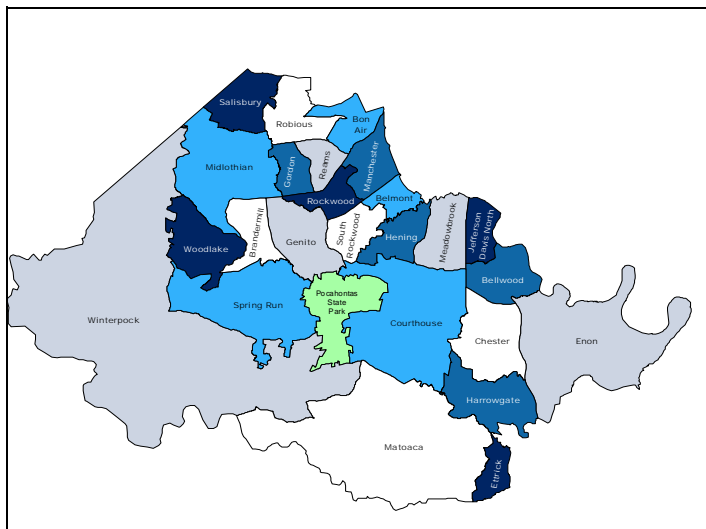
- Per capita countywide Group A crime incident rates remained the same in 2004 as in 2003.
- Emergency medical calls for service rates decreased by seven percent on a per capita basis in 2004

Report Summary

OVERVIEW

Over the past several years Chesterfield County citizens and officials have recognized the need to focus resources on neighborhoods in an effort to sustain them. Planning Department staff have focused comprehensive planning efforts on neighborhood and community activities. The Police Department has established community policing programs and substations. The Board of Supervisors instituted the Community Enhancement Program. Many other county departments have been making additional efforts to work toward making neighborhoods healthy and vital.

In order to know where we should be going, we need to know where we are and how we are doing. The **Chesterfield County Communities Report** examines the relative health and well-being of 25 county sub-areas called "communities." Communities contain neighborhoods and distinctive features. The report provides an overview of the many trends, strengths and challenges that face each community. This is the seventh annual edition of the report.



METHODOLOGY

This report uses data from December 31, 2004, except where noted. Numbers used throughout the report are rounded. Community boundaries were identified using school attendance boundaries, shopping center locations, community institutions and travel patterns. Each community incorporates many neighborhoods, which helps to depict overall trends and reduce data errors associated with very small geographic areas. Community boundaries used in this report correspond to those used in previous reports. Maps are used to depict countywide indicators, except where data sets are incomplete or otherwise not suitable for mapping.

ACCURACY

Data and maps contained in this report are believed to be accurate and reliable. Data included in this report was collected from various county departments. This report uses original source data believed to be accurate and reliable.

County departments provided data sets to the Planning Department, typically in the form of address databases. Data was converted to represent locations and patterns of different attributes and analyzed. Data sets used in this report have an estimated error rate of about one percent. Maps for community analysis were created by the Planning Department using GIS (geographic information systems) and county data. Due to the large size of the county (446.5 square miles) and the small size of maps (8.5 by 11 inches), categories and boundaries are generalized.

FIND OUT MORE!

The full report is available in color on the Planning Department Web site, *chesterfield.gov/plan*. This Web site has extensive information resources for planning, demographic, economic, census and development issues.

PLANNING DEPARTMENT INFORMATION

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Web: www.chesterfield.gov/plan

HOW CAN WE IMPROVE THIS REPORT?

Please contact the Planning Department if you have ideas for improving this report.

ACKNOWLEDGEMENTS

Planning Department staffs and staffs from many other departments have contributed to the creation of this report. Without their invaluable assistance and expertise, this report would not have been possible.

Thank You.

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